



HARVEY ROBINSON

Guide Price

£90,000-£100,000

Banks End

Wyton, PE28 2AA

- Two Bedroom House Boat
- Tranquil Riverside Location
- Conservatory
- 38ft Roof Terrace

- Panoramic Views
- Refitted Shower Room
- Gas Central Heating
- Open Plan Living Accommodation

- 2 
- 1 
- 2 



## PROPERTY SUMMARY

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Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this immaculately presented houseboat situated on the East Pontoon at Hartford Marina. Extensively renovated by the current owner, the property in brief consists of a wrap-around timber deck providing access to both the houseboat and the 38ft roof terrace above. The property in brief consists of an open plan living area incorporating the kitchen, diner and lounge. The kitchen has been refitted in a contemporary style with ample storage, a gas cooker and an American Fridge/Freezer. The lounge has a multi-fuel burner making this a cosy space to enjoy all year round. Accessed via double doors, there is a conservatory with doors leading to the decking area outside which also offers a mooring for a narrow boat or day boat if the owner has one. Completing the living space, there are two bedrooms, a refurbished shower room and an airing cupboard housing the gas central heating boiler. Perfectly situated to enjoy the panoramic views surrounding this houseboat, the roof terrace is decked and offers a large storage shed. The seller has also invested in stability poles to ensure that the houseboat remains stable in all weathers. There is ample residents parking available which can be found behind a gated, secure access. This property would make an excellent second home or residential option for those who enjoy a slower pace of life. Viewing is highly recommended and can be organised by contacting our St Ives office.



### LOCATION AND AMENITIES

Located within the picturesque Hartford Marina development the property enjoys beautiful views across the marina and ample secure parking behind a gated access. Hartford Marina is on the Great River Ouse located approximately 20 miles away from Cambridge and a short distance to the two market towns of Huntingdon and St Ives. On-site facilities include a full chandlery, family restaurant/carvery, canoe-hire and a member's social club. The property is perfectly located as a holiday home and can be found just over a mile from Huntingdon station which provides a mainline route to central London in just over an hour. In the other direction, the guided bus can be found in nearby St Ives offering regular services to Cambridge in just over half an hour. The marina is centrally located between both Huntingdon and St Ives which offer an array of shops, restaurants and leisure centres. For those who enjoy the outdoors, there are excellent walks that can be found nearby particularly along the Ouse Valley Way.





### FAQ

Postcode for SatNav: PE28 2AA

What3Words Location: defenders.investor.blurts

Seller's Onward Movements: Upsizing Locally

Current Owners Lived in Property: 2 years

Council Tax Band: A

Boiler Installed: c.2020

The conservatory has had a new frame and floor fitted in 2023.

The vendor informs us that there is a service charge/mooring fee of approximately £800 per month which includes water rates, bin collection, maintenance of the marina and pontoons and mooring for a boat adjacent to the Houseboat. There is a 15% discount for paying annually.

Please note you are unable to rent the Houseboat.



### GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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4.9 Star Google Review Rating





GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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